

#### LEGEND SUBJECT PROPERTY BOUNDARY

PROPERTY LINE (ADJACENT) CENTERLINE ---- EASEMENT LINE ------ RIGHT-OF-WAY LINE ------ WETLAND LINE WETLAND SETBACK LINE SECTION CORNER 1/4 SECTION CORNER STREET CL MONUMENT

PROPERTY CORNER FOUND (AS NOTED) PROPERTY CORNER SET (AS NOTED)

EASEMENT REFERENCE # MONUMENT REFERENCE # MEASURED DIMENSION COMPUTED DIMENSION

DIMENSION FROM REF. DOC. # BUILDING AND OVERHANG

WETLAND FLAG

### **SURVEY NOTES**

**/≃**W−1

THIS SURVEY WAS PERFORMED DURING THE MONTHS OF OCTOBER, 1997, AND MARCH, 2015. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THOSE SURVEYS.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS

SET BY WAC 332-130-090. THE WETLAND FLAGS WERE SET BY SEWALL WETLAND CONSULTING DURING THE MONTH OF MARCH, 2015, THE WETLAND BUFFER IS SHOWN HEREON AS 50' FROM EACH SIDE OF THE WETLAND LINE. SEE WETLAND REPORT FOR BUFFERS.

THE UNDERGROUND UTILITIES SHOWN HEREON REPRESENT A COMBINATION OF RECORD INFORMATION AND FIELD LOCATES OF UNDERGROUND UTILITIES LOCATED BY A UTILITY LOCATING COMPANY. THE SURFACE VISIBLE UTILITIES WERE LOCATED IN THE FIELD, BUT ALL UNDERGROUND LINES ARE APPROXIMATIONS AT BEST. THERE MAY ALSO EXIST ADDITIONAL LINES THAT DID NOT APPEAR IN THE RECORDS OR WERE NOT DETECTED BY THE UTILITY LOCATING COMPANIES.

### HORIZONTAL CONTROL TABLE (NAD 83-91)

SOURCE OF DATA: WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT STANDARD DATA

### CONTROL POINTS:

POINT DESIGNATION: 2237 BRASS DISK SET IN CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF 228TH AVENUE SE AND SE 32ND STREET NORTHING: 214.235.7185 EASTING: 1,343,703.714

POINT DESIGNATION: 2247 3" BRASS DISK SET IN CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF 228TH AVENUE SE AND SE 40TH. NORTHING: 211,581.5105 EASTING: 1,343,636.339

### **VERTICAL CONTROL TABLE (NAVD 88)**

SOURCE OF DATA: WGS SURVEY DATA WAREHOUSE, SURVEY CONTROL POINT STANDARD DATA

### CONTROL POINTS:

15 IN CASE

POINT DESIGNATION: 2237

BRASS DISK SET IN CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF 228TH AVENUE SE AND SE 32ND STREET ELEVATION: 132.78 FEET

POINT DESIGNATION: 2247 3" BRASS DISK SET IN CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF 228TH AVENUE SE AND SE 40TH. ELEVATION: 125.854 FEET

#### LEGAL DESCRIPTION

PARCEL A:

LOT 4, KING COUNTY SHORT PLAT NUMBER 983051R, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8503069003, RECORDS OF KING COUNTY, WASHINGTON, EXCEPT THE EAST 12 FEET,

PARCEL B:

THAT PORTION OF LOT 1, KING COUNTY SHORT PLAT NUMBER 983051R, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8503069003, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF LOT 4 OF SAID SHORT PLAT: THENCE SOUTH 88°27'26" EAST, 300.00 FEET ALONG THE LINE COMMON TO SAID LOTS 1 AND 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01°27'13" WEST, 4.23 FEET;

THENCE NORTH 88'32'47" WEST, 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING BEARS SOUTH 88'32'47" EAST; THENCE SOUTHERLY AND SOUTHWESTERLY 17.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°00'56";

THENCE NORTH 88°27'26" WEST, 282.42 FEET; THENCE NORTH 01°27'13" EAST, 20.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE EAST 12 FEET.

(ALSO KNOWN AS LOT C, KING COUNTY LOT LINE ADJUSTMENT NO. 8602006, RECORDED UNDER RECORDING NO. 8605120928)

A NON-EXCLUSIVE EASEMENT FOR INGRESS (BOTH PEDESTRIAN AND VEHICULAR) AS ESTABLISHED BY EASEMENT AND MAINTENANCE AGREEMENT RECORDED UNDER RECORDING NO. 9501031026, OVER AN ACROSS THAT PORTION OF LOT 1 SHOWN AS "PRIVATE ROAD AND UTILITY EASEMENT" ON KING COUNTY SHORT PLAT NUMBER 983051R, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8503069003, RECORDS OF KING COUNTY,

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A ABOVE.

## TITLE REPORT EASEMENTS

2. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 228TH AVENUE SOUTHEAST AS GRANTED BY DEED UNDER RECORDING NO. 5012254 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY

4. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AN/OR DELINEATED ON THE FACE OF THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NO. 8312299001. SURVEYOR'S NOTE: EASEMENTS FROM SAID SHORT PLAT ARE SHOWN HEREON

5. TERMS AND CONDITIONS OF SEWER SYSTEM AGREEMENT RECORDED: JUNE 5, 1984

RECORDING NO.: 8406050884 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY.

6. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED: APRIL 19, 1985

RECORDING NO.: 8504191047 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY

7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: JUNE 7, 1985

RECORDING NO.: 8506070710 IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORP. FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM

AFFECTS: AS DESCRIBED THEREIN SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON

8. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) RECORDED: MAY 12, 1986

RECORDING NO.: 8605120928 SURVEYOR'S NOTE: SAID INSTRUMENT DEDICATES NO NEW EASEMENTS

9. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS

RECORDED: JUNE 13, 1986 RECORDING NO.: 8606131169

SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY

10. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 228TH AVENUE SOUTHEAST AS GRANTED BY DEED UNDER RECORDING NO. 8606100953 SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY

11. TERMS AND CONDITIONS OF MULTI-FAMILY/COMMERCIAL RETENTION/DETENTION FACILITIES AGREEMENT:

RECORDED: FEBRUARY 12, 1988 RECORDING NO.: 8802120670 SURVEYOR'S NOTE: SAID DECLARATION INCLUDES A BLANKET EASEMENT FOR KING COUNTY TO

HAVE ACCESS TO THE PROPERTY TO MAKE REPAIRS TO THE RETENTION/DETENTION FACILITIES 12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDED: AUGUST 22, 1988 RECORDING NO.: 8808221060 IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORP.

FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFFECTS: AS CONSTRUCTED SURVEYOR'S NOTE: SAID EASEMENT IS A 10 FOOT WIDE BLANKET EASEMENT CENTERED ON GRANTEE'S FACILITIES

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: NOVEMBER 30, 1988

RECORDING NO.: 8811300730 IN FAVOR OF: SAMMAMISH PLATEAU WATER AND SEWER DISTRICT

FOR: SEWER AND OTHER UTILITIES AFFECTS: A PORTION OF THE COMMON ELEMENTS

SURVEYOR'S NOTE: WATERLINE EASEMENT FROM SAID INSTRUMENT IN SHOWN HEREON

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: NOVEMBER 30, 1988 RECORDING NO.: 8811300731

IN FAVOR OF: SAMMAMISH PLATEAU WATER AND SEWER DISTRICT FOR: SEWER LINE AFFECTS: A PORTION OF THE PREMISES

SURVEYOR'S NOTE: SAID EASEMENT IS SHOWN HEREON

15. TERMS AND CONDITIONS OF ROAD MAINTENANCE AGREEMENT: RECORDED: JANUARY 3, 1995

RECORDING NO.: 9501031026 MODIFIED AND/OR AMENDED BY INSTRUMENT

DATED: AUGUS 2, 2001 RECORDED: AUGUST 2, 2001

RECORDING NO.: 20010802000857

SURVEYOR'S NOTE: REMAINDER OF ROADWAY TRACT FROM SAID INSTRUMENT IS SHOWN

# REFERENCE DOCUMENTS

RECORDING NO. 8311039001

1) ALTA OWNER'S POLICY ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01148-8681, DATED DECEMBER 12, 2012

2) KING COUNTY SHORT PLAT NUMBER 983051R, RECORDED UNDER RECORDING NUMBER 8503069003, RECORDS OF KING COUNTY, WASHINGTON.

3) KING COUNTY LOT LINE ADJUSTMENT NO. 8602006, RECORDED UNDER RECORDING NO.

8605120928) 4) GARDEN VILLAGE I, A CONDOMINIUM, RECORDED IN VOLUME 87 OF CONDOMINIUMS, PAGES

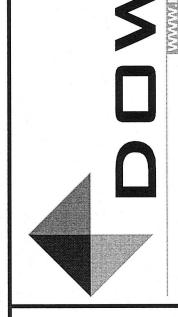
59-70, RECORDS OF KING COUNTY, WASHINGTON. 5) RECORD OF SURVEY FOR HEALTH AND HOSPITAL SERVICES, RECORDED UNDER KING COUNTY

6) LOMA A.L.F. SHORT PLAT, RECORDED UNDER KING COUNTY RECORDING NO

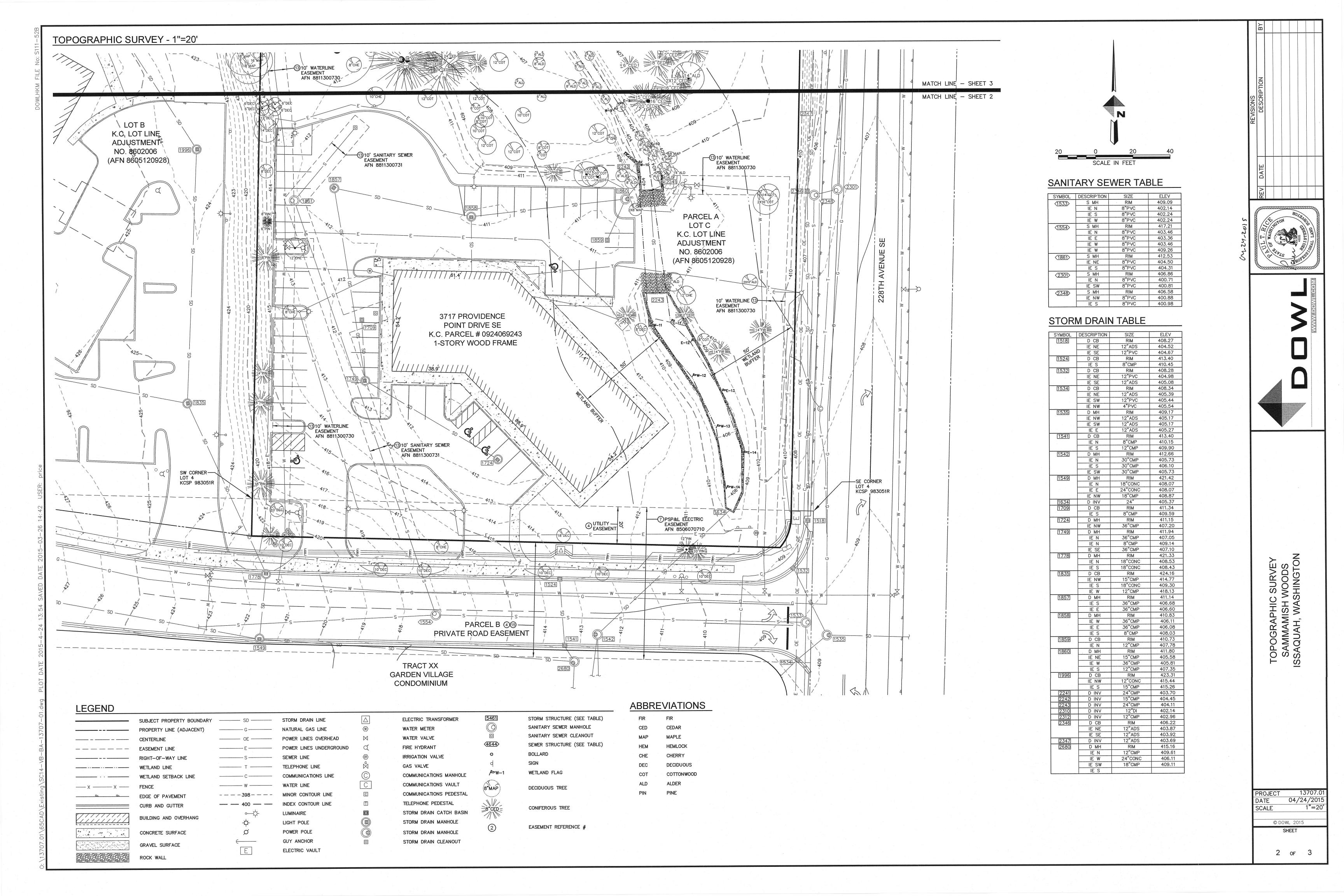
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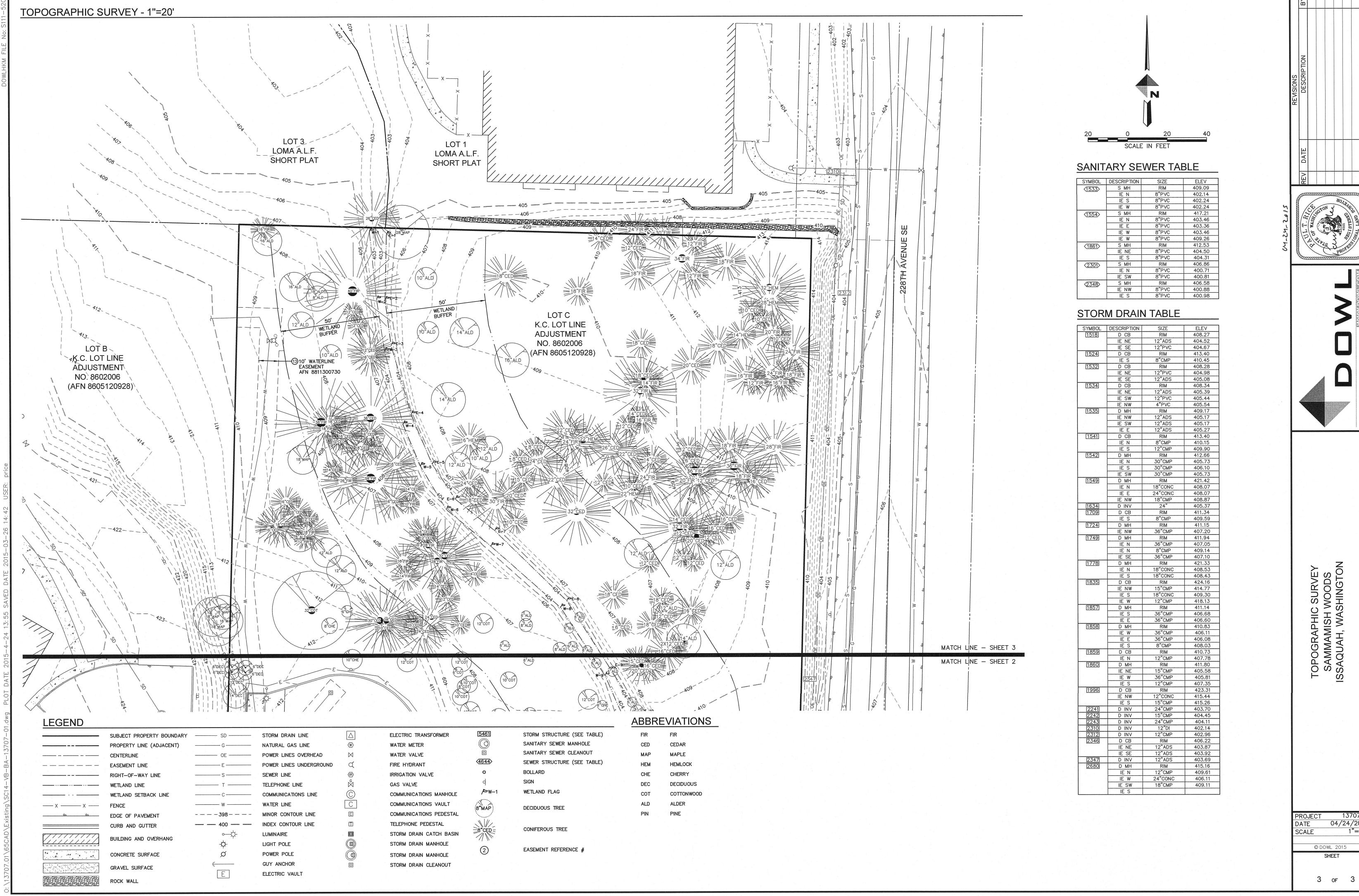
ROJECT 04/24/2015 1"=30' SCALE © DOWL 2015

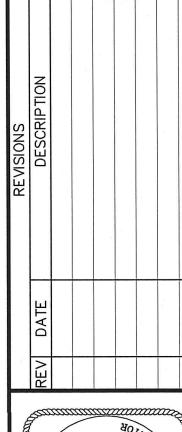
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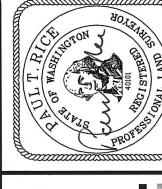


BOUNDAR SAMMAMIS SAQUAH, V











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